



Document 2022 1594

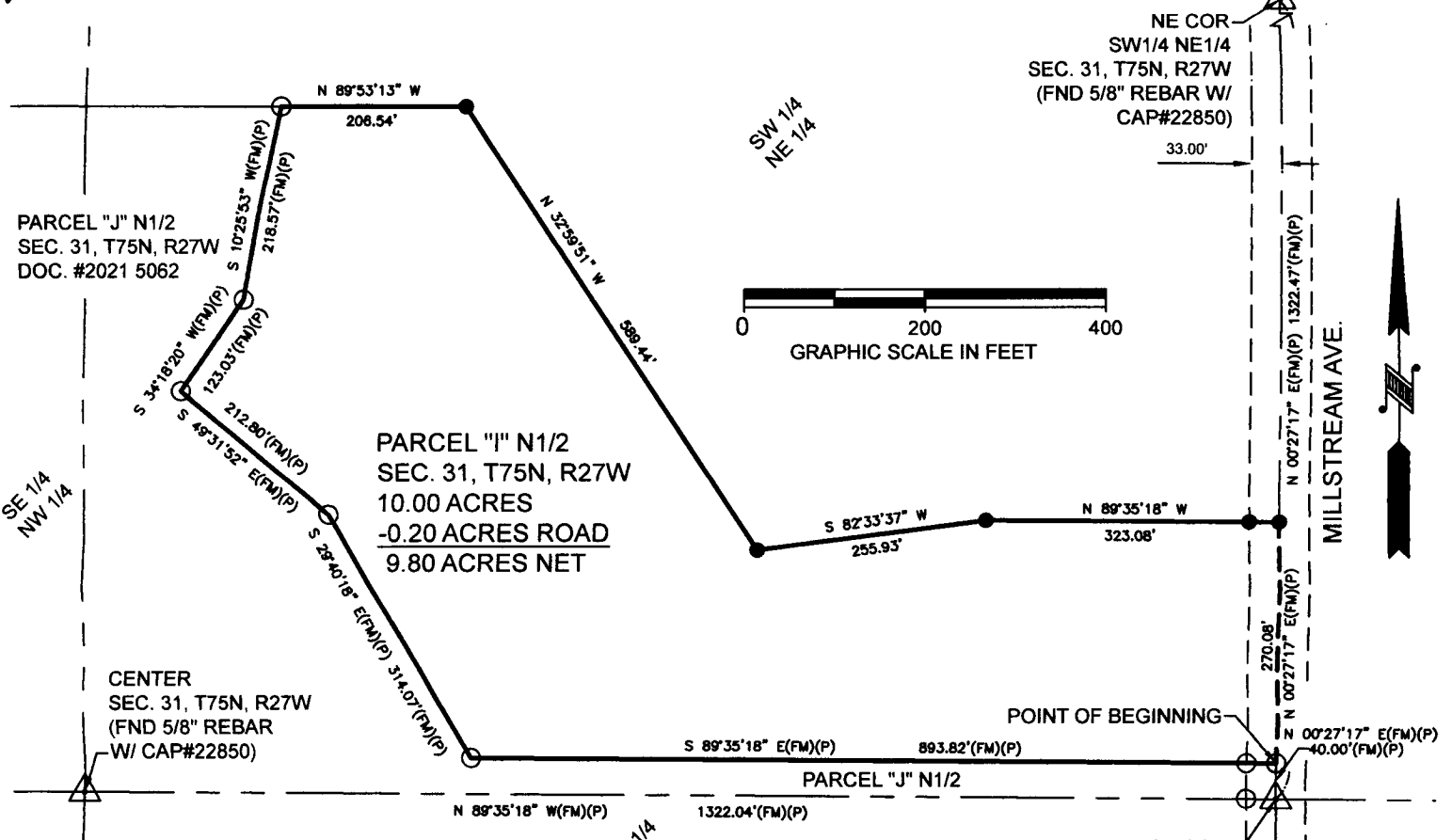
Book 2022 Page 1594 Type 06 026 Pages 1
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND	CORRECTED PLAT OF SURVEY
COUNTY: MADISON	
DESIGNATION: PARCEL "I" N1/2	
LOCATION: SECTION 31, T75N, R27W	
SITE ADDRESS: N/A	
OWNER: MBV PROPERTIES, LLC	
SURVEY REQUESTED BY: MATT BENGTSON	
SURVEYOR: ROBERT B. BILLS	

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399



FIELD NOTES:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 31, T75N, R27W OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "J" OF SAID NORTH HALF OF SECTION 31; THENCE N00°27'17"E ON EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 270.08 FEET; THENCE N89°35'18"W, A DISTANCE OF 323.08 FEET; THENCE S82°33'37"W, A DISTANCE OF 255.93 FEET; THENCE N32°59'51"W, A DISTANCE OF 589.44 FEET; THENCE N89°53'13"W, A DISTANCE OF 206.54 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "J"; THENCE S10°25'53"W ON SAID EASTERLY LINE, A DISTANCE OF 218.57 FEET; THENCE S34°18'20"W ON SAID EASTERLY LINE, A DISTANCE OF 123.03 FEET; THENCE S49°31'52"E ON SAID EASTERLY LINE, DISTANCE OF 212.80 FEET; THENCE S29°40'18"E ON SAID EASTERLY LINE, A DISTANCE OF 314.07 FEET; THENCE S89°35'18"E ON THE NORTHERLY LINE OF SAID PARCEL "J", A DISTANCE OF 893.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "I" OF THE NORTH HALF OF SECTION 31, T75N, R27W OF THE 5TH P.M., MADISON COUNTY, IOWA.

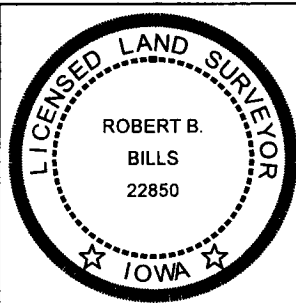
THE ABOVE DESCRIBED PARCEL CONTAINS 10.00 ACRES AND IS SUBJECT TO 0.20 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

SURVEYORS NOTE:

THIS PLAT REPLACES AND SUPERSEDES PLAT FILED FOR RECORD IN MADISON COUNTY, IOWA RECORDER'S OFFICE IN BOOK 2022 PAGE 305 (DOCUMENT #2022 305). THE DIMENSION ON THE EAST LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER WAS INCORRECTLY DIMENSIONED AS 1322.99' AND SHOULD HAVE BEEN DIMENSIONED AS 1322.47'.

LEGEND

- SECTION CORNER
 - FOUND 5/8" REBAR
 - W/YELLOW CAP #22850
 - SET 5/8" X 24" REBAR
 - W/YELLOW CAP #22850
 - "X" CHIPPED IN CONC
 - MAG NAIL SET
 - FIELD MEASUREMENT
 - PLATTED DIMENSION
 - PROPERTY LINE
 - FENCE LINE
 - SECTION LINE
 - EASEMENT
- BAISIS OF BERINGS: IOWA RCS ZONE 8 (AMES / DES MOINES)



I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Robert B. Bills
Signature _____ Date 05/25/2022

Robert B. Bills
License number #22850
My license renewal date is Dec. 31, 2022
Pages or sheets covered by this seal: 1